

0-10-06

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW USED CAR SALES LOT AND AUTO DETAILING IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1922 LANDSKI DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Danalee Lofton, 11325 Garrison Rd., Little Rock, AR 72223, seeking a conditional use of the land herein described, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on January 12, 2010.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a conditional use is approved for used car sales lot and auto detailing in a C-4 zone for the subject real property located at 1922 Landski Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Lot FB, Theresa Annex Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- (1) Applicant must meet all applicable Federal, State, County and City laws, regulations and requirements;
- (2) Instead of wood privacy fence at rear of property, allow existing chain link fence with Elea gnus shrubbery planted every four (4) feet;
- (3) No pole sign permitted; no electronic changeable copy sign permitted;
- (4) No wrecked, damaged or inoperable vehicles to be kept on the lot;
- (5) Any detailing or in-house minor repair to be done inside building;
- (6) No outside speaker system or music permitted;
- (7) Hours of operation to be 8:00 a.m. to 8:00 p.m.
- (8) Allow a gravel lot;
- (9) Provide a 24' wide driveway at center of front of property; gravel is to be removed and grass planted on both sides of entrance in City right-of-way area not used as a driveway;
- (10) Driveway entrance to be concrete from street edge to property line;

- (11) Secure curb cut permit from City Engineer;
- (12) Provide approval letter from ADEQ concerning applicant's procedures for controlling runoff from auto detailing business;
- (13) Applicant and property owner are aware of existing painting practices of neighboring business; and
- (14) A business license will not be issued until the North Little Rock Planning Department has confirmed all requirements have been met.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the conditional use of the above-described lands as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSOR:

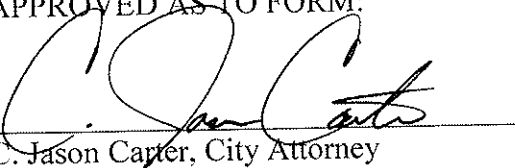
ATTEST:


Alderman Sam Baggett

Mayor Patrick H. Hays

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:32 A.M. _____ P.M.
BY City Atty - Carter
DATE 1-19-10
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by Bobbi Dudley